

David R. Martin
Mayor

Thomas Madden, AICP
Executive Director

Dr. Tommie Jackson
Assistant Director



COMMISSION
Mark Diamond ESQ.
Chairman

Stephen Fischer
Vice Chairman

Richard Evanko
Secretary-Treasurer

Jack Condlin
Member

Jonathan Winkel
Member

CITY OF STAMFORD

URBAN REDEVELOPMENT COMMISSION

OFFICE OF ECONOMIC DEVELOPMENT

Stamford Government Center-Stamford, Connecticut
Regular Meeting- Thursday, June 10, 2021

The City of Stamford Urban Redevelopment Commission, Office of Economic Development, held a **Regular Meeting, on Thursday, June 10, 2021, commencing at 4:33pm.** The Meeting was held via Zoom from the URC Conference Room, 888 Washington Boulevard, 9th Floor, Stamford, Connecticut.

1. Call to Order

Chairman Diamond called the meeting to order at 4:33pm.

2. Roll Call

Commissioners Present: Mark Diamond, Stephen Fischer, Jack Condlin and Jonathan Winkel

Late: Richard Evanko

Commission Staff: Thomas Madden- Executive Director, Dr. Tommie Jackson-Assistant Director, Theresa Bowen-Office Manager

3. Public Comment

None.

4. Reading and Acceptance of Minutes

a. Approval of minutes from Annual Meeting held on May 13, 2021

Chairman Diamond requested these minutes be tabled until the next regular meeting.

b. Approval of minutes from Regular Meeting held on May 13, 2021

Chairman Diamond asked if all Commissioners have read the minutes from the Regular Meeting held on March 13, 2021. Chairman Diamond requested that STC be spelled out for Stamford Train Station. Commissioner Winkel made the motion to approve the minutes with second from Commissioner Fischer. Motion passed as amended with Commissioners present.

5. Report of Executive Director

Mr. Madden stated not much has changed since last month. We are moving forward with several items as it relates to Park Square Phase III. He has spoken with Scott Lumby and they are in the middle of engineering and environmental investigations on the property right now. They are started on working on Phase 1 and are expected to be completed in the next couple of months. They also started to meet with their architect on a building design. That will be brought back for URC review. Next, Mr. Madden updated the Commissioners on the audit status from Marcum. Chairman Diamond requested the draft Marcum comments be sent to all the Commissioners. There was also a billing issue with the bills be sent to a former Commissioner. Chairman Diamond asked Mr. Madden to affirm that he wanted to shelve the URC Scanning Project and Mr. Madden replied, "Yes".

Commissioner Evanko joined.

6. Committee Report**a. Budget Committee****i. Finance Reports**

Commissioner Evanko reviewed the Profit and Loss report and answered questions

ii. Marcum auditor update

Mr. Madden reviewed this item earlier on the agenda during Report of Executive Director.

iii. FY 2021-2022 Budget Discussion

Commissioner Evanko and Mr. Madden reviewed the proposed budget details. A Special Meeting will be scheduled for June 24 for budget approval.

b. Personnel Committee**i. Proposed amendments to Personnel Policy**

The Commissioners and staff discussed the lack of definition surrounding step increase both in the past and present time. Dr. Jackson to put on record that a procedure/mechanism be put in writing. Chairman Diamond requested that Dr. Jackson put his concerns in writing to be submitted to Mr. Madden for consideration to be forward to the Personnel Committee.

7. Unfinished/Old Business**a. Report on status of update to appraisal of mall property**

Mr. Madden stated there is nothing new to report. Chairman Diamond requested Dr. Jackson to reach out to the appraisal company for an update.

b. Update on pending contract for sale of Park Square West III*

Mr. Madden stated this was covered earlier in the agenda during the Report of the Executive Director. Chairman Diamond stated he didn't recall the Commission voting on this timeframe mentioned in the last meeting and requested Mr. Madden to find the approval in past minutes.

8. New Business

a. URC Insurance at Vets Park

Dr. Jackson stated that insurance is in place on all properties and was just notified from the insurance company that they are requesting a fire extinguisher on Park Square West Phase III (parking lot next to Curley's). Chairman Diamond requested Mr. Madden send copies of the city insurance policies for the Stamford Town Center garage and Summer Place properties.

b. Next Meeting

i. Discussion-Next Meeting Agenda

ii. Confirmation-Next Regular Meeting (Thursday, August 12, 2021 at 4:30pm)

Commissioner Fischer mentioned the revised grant agreement should be reviewed after the latest revision. Chairman Diamond asked staff to put together the final draft and to send it out to the Commission upon final proposed agreement.

9. Adjournment

Commissioner Condlin with second from Chairman Diamond made a motion to adjourn the meeting at 5:18pm with second from Commissioner Evanko. Motion passed unanimously with Commissioners present. With no further business to discuss, the meeting was concluded.

Respectfully submitted,



Richard Evanko

Secretary/Treasurer Urban Redevelopment Commission